

Preliminary Plat Application Narrative for:



PREPARED BY:

Tornow Associates, P.C.

PREPARED FOR:

Wildcat Hill - Scottsdale Limited Partnership

Attn: Michael F. Diessner

2141 E. Highland Avenue, # 160

Phoenix, AZ 85016

[602] 954-4550

CASE REFERENCE:

143-PA-04

08-PP-05

01-MP-05

PREPARED:

05/31/05

07/21/05 Revised



TORNOW ASSOCIATES, P.C.

WILDCAT HILL

Prepared By: Tornow Associates, P.C.

TABLE OF CONTENTS.

Section:	Page:
▪ LOCATION.....	1
▪ LOCATION MAP	1
▪ INTRODUCTION.....	2
▪ ENVIRONMENTAL CONDITIONS.....	2
▪ REQUEST	3
▪ PUBLIC PARTICAPATION PROGRAM.....	4
▪ AMENDED DEVELOPMENT STANDARDS JUSTIFICATION.....	4
▪ SECTION 5.010 R1-190 ORDINANCE [AMENDED]	6
▪ SECTION. 5.010 R1-190 SUMMARY TABLE.....	7
▪ FLAG LOT EXAMPLES	8

DESIGN TEAM.

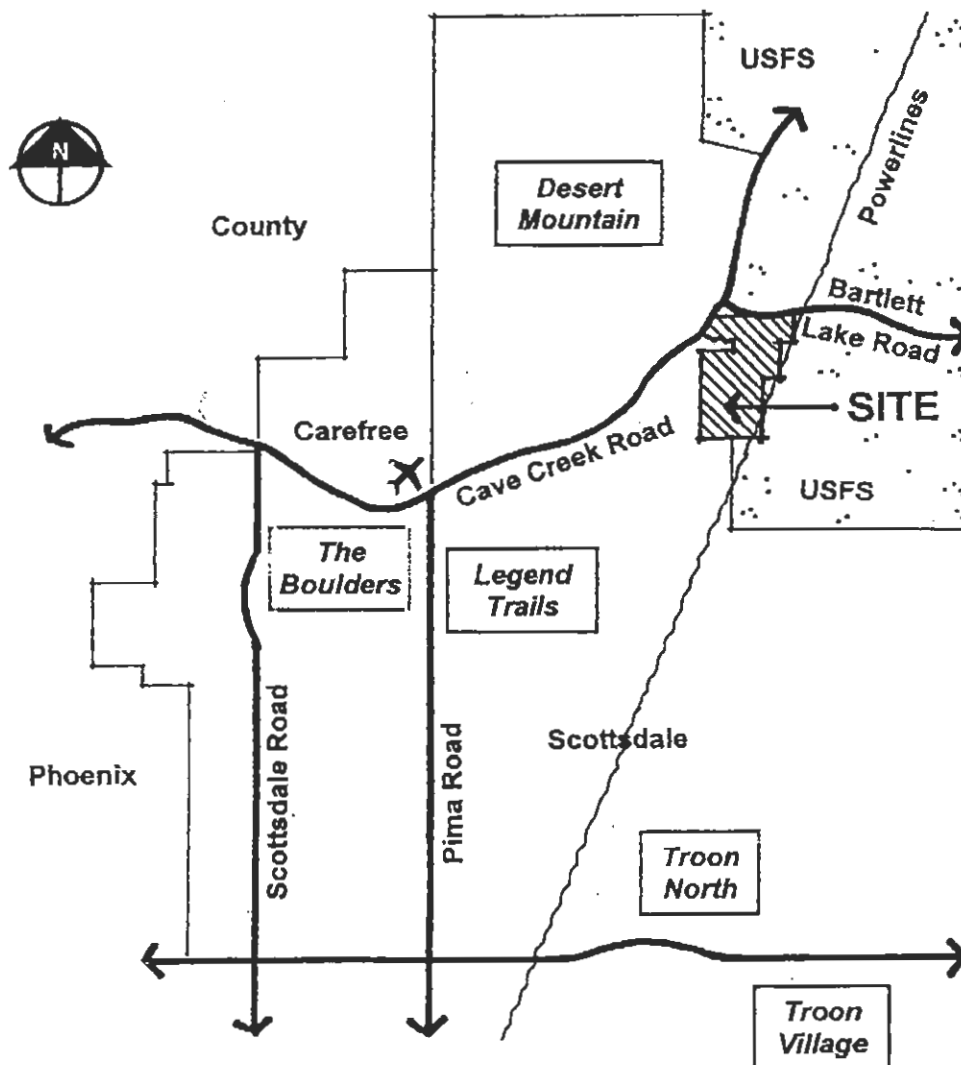
- | | |
|---|---|
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Wildcat Hill - Scottsdale Limited Partnership
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Phoenix, AZ 85014
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WILDCAT HILL

LOCATION.

WILDCAT HILL is located in north Scottsdale at the southeast corner of Bartlett Lake and Cave Creek Roads. The site is approximately 360-acres in area and is currently vacant. The site shares common boundaries with the Tonto National Forest on the north and east and partially to the south along with undeveloped private property to the south. Low density residential development exists west of the **WILDCAT HILL** site including the Desert Mountain and Carefree Hills neighborhoods.

LOCATION MAP.



WILDCAT HILL

INTRODUCTION.

This request is for approval of a preliminary plat with amended development standards and a Master Environmental Design Concept Plan [MEDCP] for a seventy-six [76] lot custom home subdivision. The site is currently zoned R1-190 ESL which allows for low density, large lot development. Lots will range in area from 144,000 square feet to over 600,000 square feet. All lots will feature carefully planned development envelopes that maximize the protection of the numerous site amenities which include regional mountain vistas, wash corridors, vegetation, boulder outcroppings and the namesake landform – Wildcat Hill.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

A majority of the **WILDCAT HILL** site is designated as Upper Desert Landform as defined in the Environmentally Sensitive Lands [ESL] ordinance. A portion of the site, Wildcat Hill, is designated as Hillside Landform. All NAOS requirements will be based on slope designations within these landform conditions as set forth in the ESL ordinance.

Topography & Slope.

The topography of the site undulates between the various wash corridors that run through the site in a southerly direction. Elevations on the site range from 3050' near the southwest corner of the site to over 3275' near Bartlett Lake Road. Wildcat Hill features elevations that reach 3240'.

A slope analysis for the site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS for the site is approximately 40%.

Vegetation/Site Features.

Vegetation found on the site is typical of the Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaro and cholla are also found throughout the site. A majority of the plant concentrations, especially the trees, predictably follow the wash corridors. A native plant inventory of the site has been performed and submitted with this application.

The most significant features of the site include numerous scattered rock outcroppings, wash corridors and the Wildcat Hill landmark. Additionally, there are significant views in all directions from various vantage points on the site. All of the proposed lots and roads have been sited to minimize disturbance to these features.

Man-made Features.

Due to the adjacency to the Tonto National Forest east of this site, several unimproved and unauthorized multi-use trails traverse the site. Further, due to the heavy trail user activities, there are significant debris piles scattered along the trails including at the top of Wildcat Hill. The other man-made feature

WILDCAT HILL

present on the property is power line towers located within a regional power line corridor that parallels the east edge of the site.

Hydrology Analysis.

Gilbertson Associates, Inc. has prepared a preliminary analysis of the site hydrology. This analysis has been submitted under separate cover for review by City staff.

Archaeology Survey.

A report detailing the archaeology survey findings for the site has been prepared by SWCA, Inc. and submitted with this application.

REQUEST.

Request. The applicant requests approval of the proposed seventy-six [76] lot subdivision plat including amended development standards [ADS] and community architecture as described in the associated MEDCP document submitted with this application.

Plan Summary.

- Existing / Proposed Zoning: R1-190 ESL
- Allowed Density: 0.21 units/acre
- Site Area [Gross]: ± 360 Acres
- Allowed Units: 76
- Proposed Units: 76
- N.A.O.S. Required: 40%
- N.A.O.S. Provided: 46%
- Maximum Height [per ESL ordinance]: 24'

Development Concept. The preliminary plat request includes seventy-six [76] custom home lots with a strong emphasis and focus on the significant natural amenities found on the site. Lots will range from 144,000 square feet to over 600,000 square feet in area. **THE AVERAGE LOT SIZE IS 195,730 SQUARE FEET WHICH IS CONSISTENT WITH THE R1-190 ORDINANCE.** Site specific development envelopes are delineated for each lot. The typical development envelope is approximately 50,000 square feet in area resulting in over 65% of the lot being left as open space [dedicated NAOS and/or undedicated NAOS]. The custom home concept allows for the preservation of the main washes that run through the site as well as the boulder outcroppings present on-site through the use of development envelopes.

The project development team has spent a significant amount of time on site evaluating appropriate development areas and identifying natural areas that should be preserved. The result of this effort is a plan that offers spectacular opportunity for residential home sites while preserving nearly all of the natural amenities found on the site. Over 165 acres of the 360-acre site will be preserved as dedicated natural area open space.

Access to the **WILDCAT HILL** subdivision will be provided from Cave Creek Road. The entrance will be gated per the MEDCP plans submitted with this application.

WILDCAT HILL

Native Plant Inventory. A preliminary native plant inventory for the subdivision has been submitted with this application. The inventory identifies all vegetation located in roadway and easements to be disturbed during the construction of the subdivision. Specific plant inventories for each lot will be prepared on a lot-by-lot basis based on specific grading and drainage plans for each home site.

Boulder Protection Program. The site plan was carefully laid out to minimize disturbance to the significant outcroppings. All development envelopes were thoughtfully delineated to protect boulder features within the individual lots. Further, specific boulder surveys and protection plans will be required for each lot and will be prepared on a lot-by-lot basis based on specific development plan for each home site. An inventory of boulder features present within roadways and utility easements will be submitted with the final plat and improvement plans. The inventory will identify all "significant" boulders as defined in the zoning ordinance [section 3.100].

Landscape Development. The landscape theme for the subdivision will feature predominantly indigenous trees, shrubs and ground cover plants. Additional arid-adapted plants will be utilized for color in non-N.A.O.S. areas near the entrance and in other common areas. Per the ESL ordinance, any proposed turf will not be visible from off-site. The proposed design elements are included in the **WILDCAT HILL MEDCP** submitted with this application.

Cave Creek Road Scenic Corridor. A fifty [50] foot Scenic Corridor is being provided adjacent to Cave Creek Road on the northwest frontage of the site. The corridor will feature indigenous vegetation [undisturbed and revegetated]. The landscape concept plans are set forth and described within the **WILDCAT HILL MEDCP**.

Design Guidelines and C.C.&R.'s. The master developer of this site will prepare architectural and landscape design guidelines for the future homes within **WILDCAT HILL**. The guidelines will be more restrictive than the minimum requirements of the ESL ordinance and the Scottsdale building code. All custom home designs will be controlled by the H.O.A. architecture review committee in accordance with the supplemental design guidelines and submittal requirements established by the design team.

A preliminary draft of the subdivision C.C. & R.'s have been submitted with this application.

PUBLIC PARTICIPATION PROGRAM.

The owner and project manager have been communicating with adjacent neighbors during the review of this application. Specific comments from those communications will be provided to the City staff as a part of the Citizen Participation Report.

AMENDED DEVELOPMENT STANDARDS [ADS] JUSTIFICATION.

In order to accommodate the numerous natural open space elements present on this site, the owner proposes to utilize ADS as allowed in the Environmentally Sensitive Lands [ESL] Ordinance, Section 6.1083. The justifications for the ADS are as follows:

WILDCAT HILL

1. Provision of additional NAOS. The current site plan includes approximately twenty acres more dedicated NAOS than required. This is an increase of approximately 13.8% more NAOS [20 acres additional ÷ 145 acres required = 13.8% additional].
2. Preservation of Wildcat Hill. The varied lot sizes and widths allow for flexibility in the site plan that accommodates the preservation of the Wildcat Hill as permanent open space. Future protection of Wildcat Hill will be solidified through the use of NAOS and/or other easements recorded with the final plat. Easements will be created to prohibit public use of the hill to prevent further disturbance and trash dumping. Further, the community will be developed with strict C.C. & R.'s and deed restrictions that restrict the use of this area. This preserved mountain feature not only benefits the future residents of the subdivision, but provides a visual landmark for other Scottsdale residents and area visitors.
3. Environmentally sensitive and creative site plan. The amended development standards allow for site specific creativity and sensitivity in the planning and engineering components of the development. Development envelopes, roads and lots have been planned with the most appropriate solution for each location.
4. Ability to preserve local drainage patterns and wildlife corridors. The curvilinear street pattern and varied lot lines create an opportunity to manage local drainage patterns through the site to the properties to the west and south. This opportunity would be more difficult with the numerous other design constraints present on-site without ADS.
5. Provision the Cave Creek Road Scenic Corridor. The ADS allow the applicant to provide the Scenic Corridor without being penalized with the loss of density allowed by the underlying zoning. The City's goals can be met in a creative manner without negative consequence to the subdivision.
6. Introduction of flag lots. Flag lots are proposed as a technique for reducing road pavement and the requirement for full width lots. With lots of this size, full street frontage is not necessary to provide reasonable access to development envelopes. In some cases, flag lots will minimize disturbance and wash crossings.
7. Ability to provide serpentine street and varied lot configurations. The varied street alignment and lot configurations allow for a unique plan that responds to the topography without resorting to a "grid" pattern layout to achieve the allowed density on the site.
8. Ability to provide enhanced entry feature to the neighborhood. The "non-grid" layout also accommodates a more interesting entry experience and feature at Cave Creek Road. The entrance can be setback from the Scenic Corridor which preserves the natural character of this scenic, regional road.
9. Average Lot Size. While the minimum lot size is approximately 144,000 square feet, the AVERAGE lot size within the project is approximately 195,730 square feet. The average lot size exceeds the minimum lot size of 190,000 square feet as required by the R1-190 zoning district.

NO ADDITIONAL DENSITY IS ACHIEVED WITH THE PROPOSED AMENDMENTS.

A "legislative draft" and full summary table for the R1-190 zoning district follows:

SECTION. 5.010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT [AMENDED].

Section. 5.011. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Section. 5.014. Property Development Standards.

The following property development standards shall apply to all land and buildings in the R1-190 district:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ~~one hundred and ninety thousand [190,000]~~ **ONE HUNDRED FORTY-FOUR THOUSAND [144,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. All lots shall have a minimum width of ~~three hundred [300]~~ **TWO HUNDRED TWENTY-FIVE [225]** feet.
2. **FLAG LOTS. FLAG LOTS ARE PERMITTED AND SHALL HAVE MINIMUM WIDTH OF TWENTY [20] FEET MEASURED AT THE PROPERTY LINE.**

C. *Density.* There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. *Building height.* ~~No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.~~ **PER THE ESL ORDINANCE, THE MAXIMUM BUILDING HEIGHT IS LIMITED TO TWENTY FOUR [24] FEET FROM NATURAL GRADE FOR ALL R1 DISTRICTS.**

E. *Yards.*

1. *Front Yard.*

- a. There shall be a front yard having a depth of not less than sixty [60] feet.
- b. Where lots have a double frontage on two [2] streets, the required front yard of sixty [60] feet shall be provided on both streets.
- c. On a corner lot, the required front yard of sixty [60] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, ~~accessory~~ buildings may be constructed in the yard facing the side street **WITH A MINIMUM SETBACK OF FORTY-FIVE [45] FEET.**

2. *Side Yard.* There shall be a side yard of not less than thirty [30] feet on each side of a building.

3. *Rear Yard.* There shall be a rear yard having a depth of not less than sixty [60] feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten [10] feet between an accessory building and the main building.

WILDCAT HILL

2. The minimum distance between main buildings on adjacent lots shall be not less than sixty [60] feet.

SECTION. 5.010. R1-190 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Requirement	Proposed Amendment	Max. ESL Reduction*	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	190,000	144,000	25%	25%
B. Minimum Lot Width				
1. Standard Lot	300'	225'	25%	25%
2. Flag Lots	--	20'	--	--
C. Maximum Building Height	30'	24'	--	--
D. Minimum Yard Setbacks				
1. Front Yard				
a. Front [Face of building]	60'	--	25%	--
b. Front [Face of garage]	60'	--	25%	--
c. Front [Corner lot side street]]	60'	45'	25%	25%
d. Front [Key lot side street]	60'	--	25%	--
e. Front [Double frontage]	60'	--	25%	--
2. Side Yard				
a. Minimum	30'	--	25%	--
b. Minimum Aggregate	60'	--	25%	--
3. Rear Yard	60'	--	25%	--
E. Distance Between Buildings [Min.]				
a. Accessory & Main	10'	--	--	--
b. Main Bldg. On Adjacent Lots	60'	--	--	--
F. Maximum Wall Height				
a. Front	3'	--	--	--
b. Side	8'	--	--	--
c. Rear	8'	--	--	--
d. Corner Lot/Key Lot	8'	--	--	--
e. Corral fence	6'	--	--	--
G. Development Perimeter Setbacks	--	--	--	--

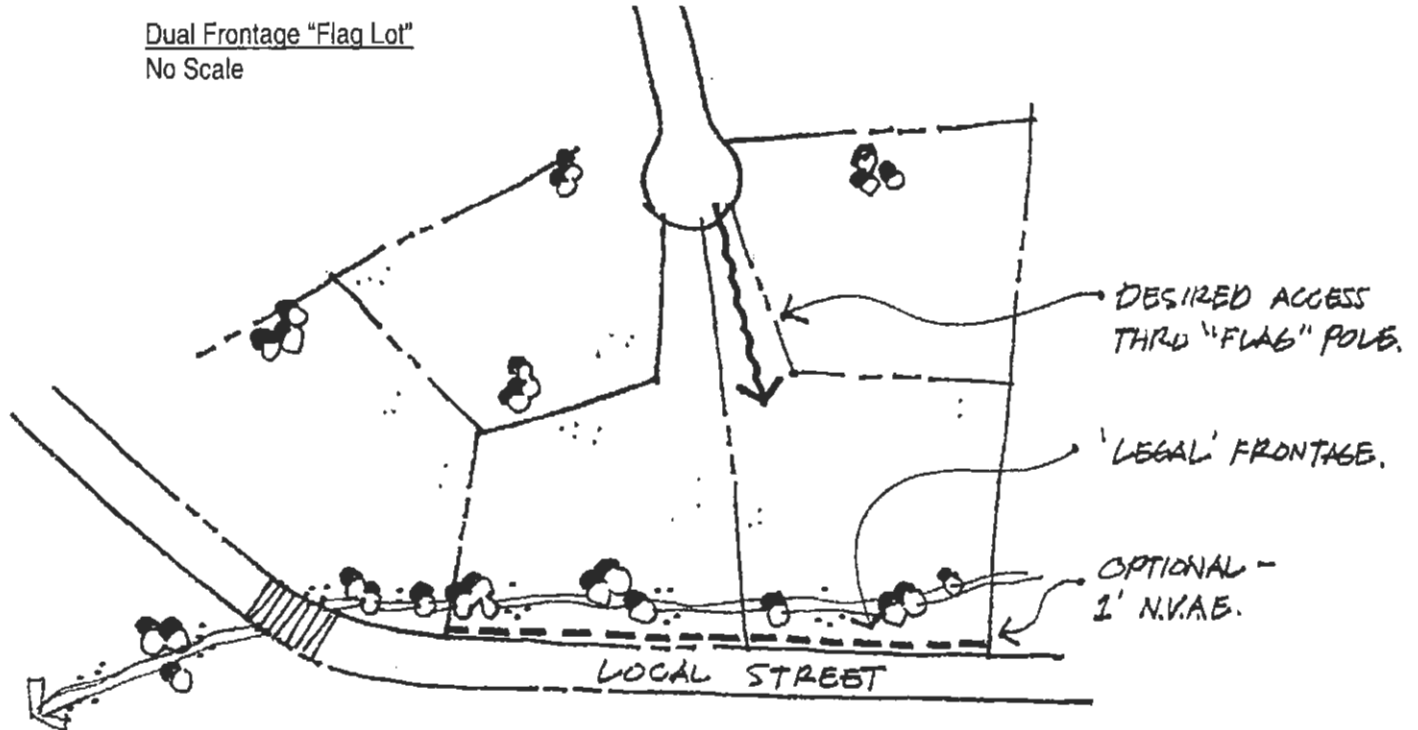
* Maximum reductions as allowed by in Section 6.1083 of the ESL ordinance

WILDCAT HILL

FLAG LOT EXAMPLES.

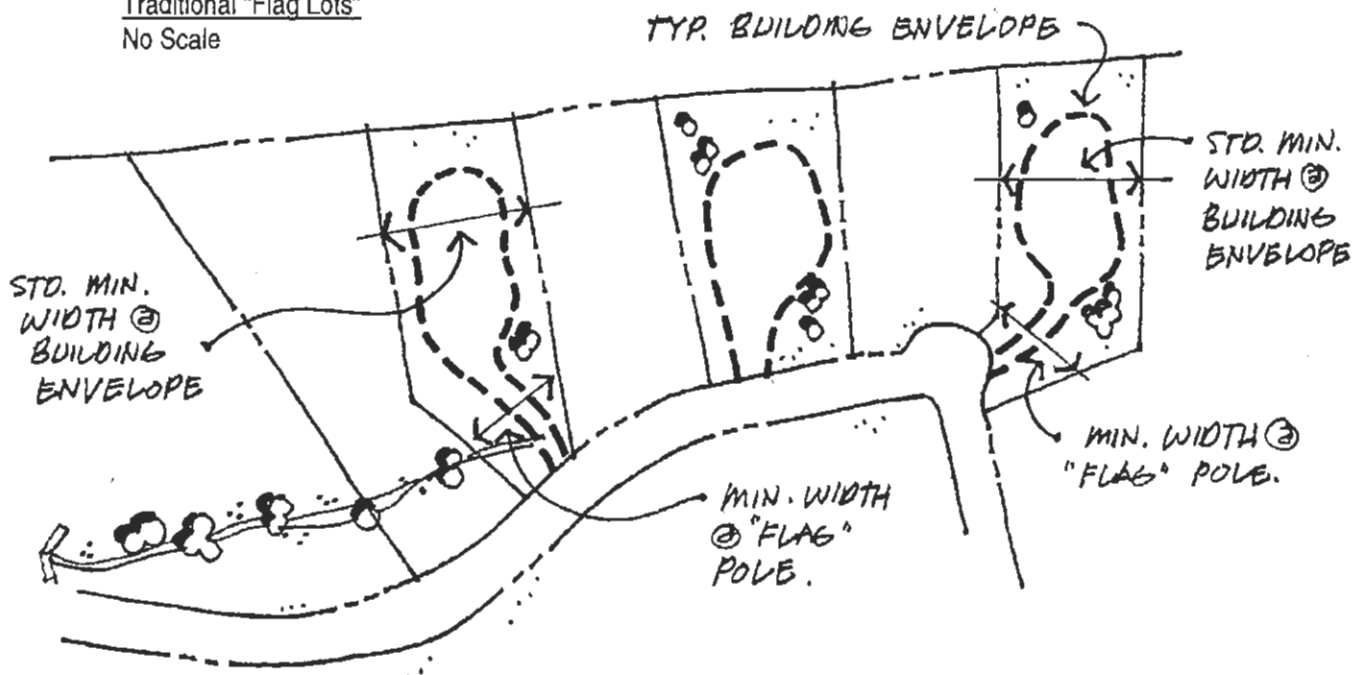
Dual Frontage "Flag Lot"

No Scale



Traditional "Flag Lots"

No Scale



T.6N., R.5E., OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

LOT SIZE			
AVERAGE LOT AREA	185,730	SQUARE FEET	
MINIMUM LOT AREA	144,047	SQUARE FEET	

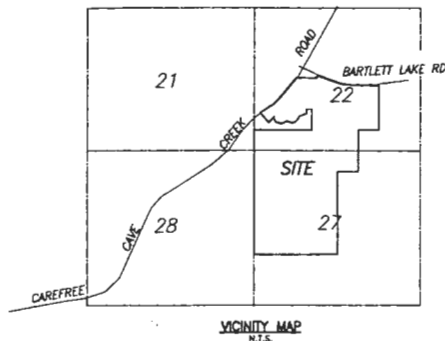
GROSS PLAT AREA	339.8236 ACRES
NUMBER OF LOTS	24

2 TRACTS TO BE USED AS FOLLOWS:

- A - PRIVATE STREET, ACCESS AND UTILITIES -
- B - WATER & SEWER LINE EASEMENT -
- C - WATER & SEWER LINE EASEMENT -
- D - WATER & SEWER LINE EASEMENT -
- E - WATER & SEWER LINE EASEMENT -

3 REFUSE COLLECTION WILL BE DONE BY INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS

AREA = 16.88 AC
AREA = 0.33 AC
AREA = 0.24 AC
AREA = 0.18 AC
AREA = 0.37 AC

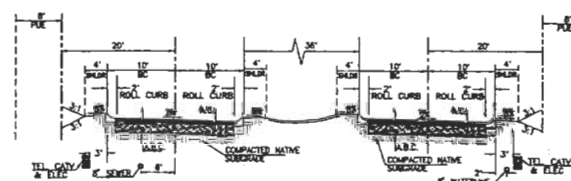
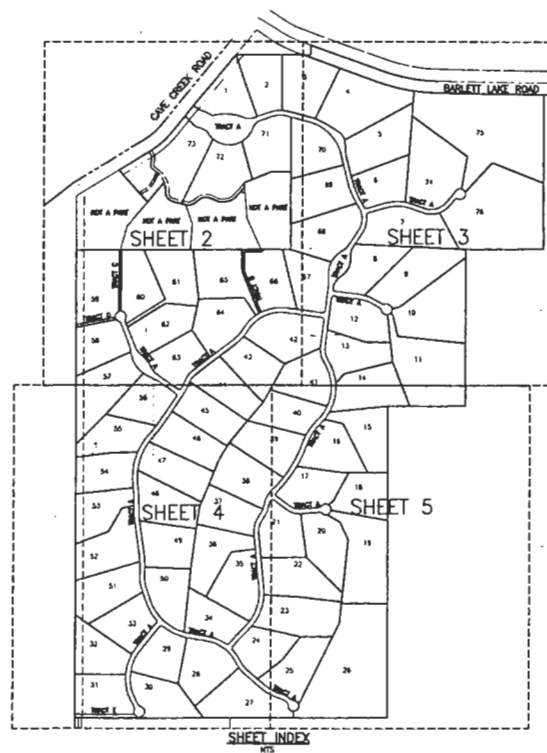


Lots 9 and 11; the Southwest quarter of the Northwest
quarter of the Northeast quarter of the Southeast quarter;
the East half of the Southeast quarter of the northeast
quarter of the Southwest quarter; the Southwest quarter of
the Northeast quarter of the Southeast quarter; the South
half of the South half of the Southeast quarter of the
Southwest quarter of the Southeast quarter; the East half
of the East half of the Northeast quarter of the
Southeast quarter of the Southwest quarter; the South half
of the Southeast quarter of the Southwest quarter of the
Northwest quarter of the Southeast quarter; the North
half of the Southwest quarter of the Southeast quarter; and
the Southwest quarter of the Southwest quarter of the
Southeast quarter of Section 22, Township 8 North, Range 5
East, T & R Gila and Salt River Basins and Meriden, Maricopa
County, Arizona.

The Northwest quarter of the Northwest quarter of the Northeast quarter; the Northwest quarter; and the North half of the North half of the Southwest quarter of Section 27, Township 6 North, Range 5 East, of the Gila and Salt River Basins and Watersheds, Maricopa County, Arizona.

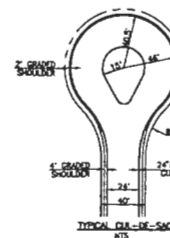
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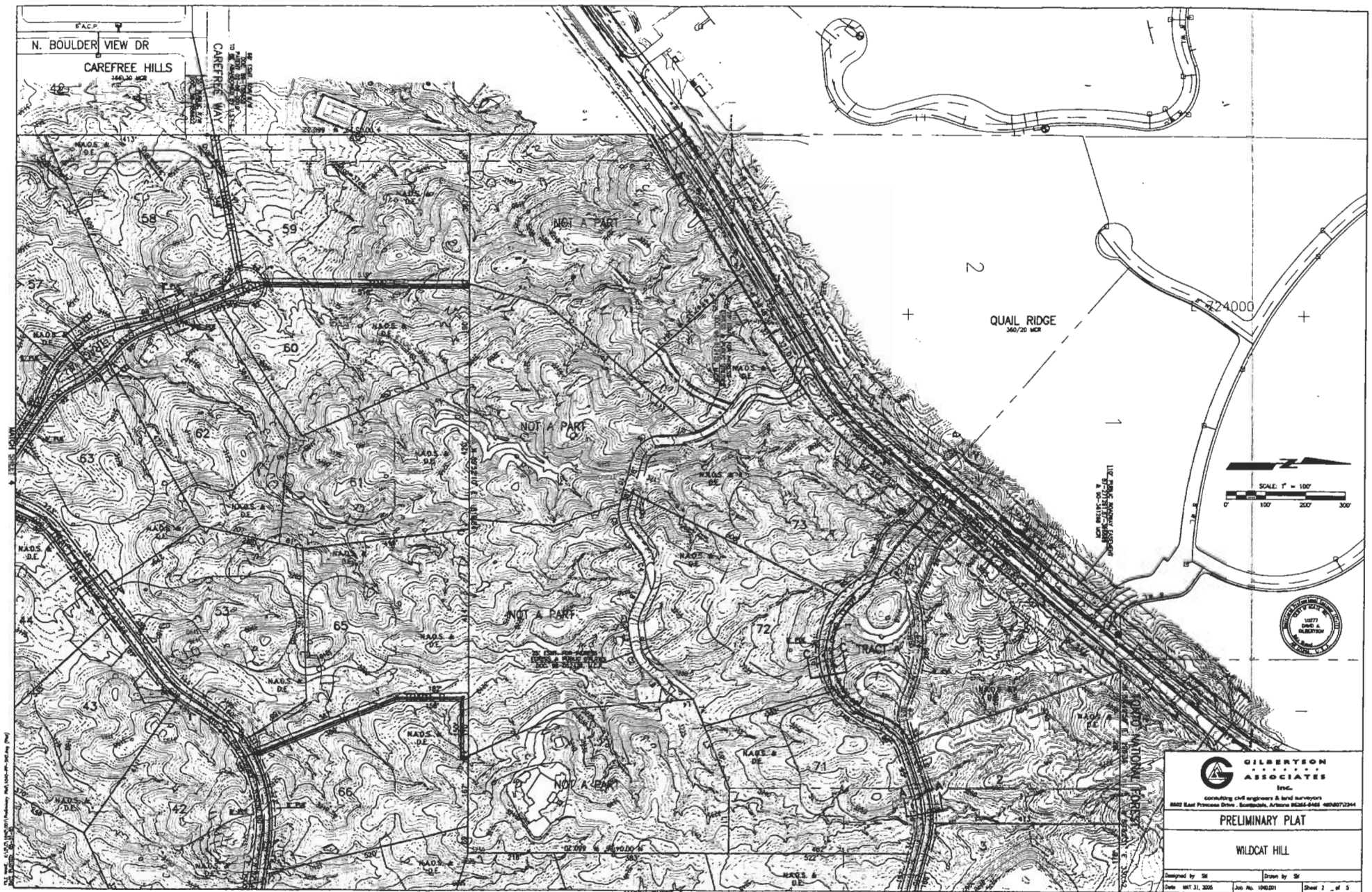
PROPERTY BOUNDARY
FRANCE, BOUNDARY
RIGHT-OF-WAY
ROADWAY CENTERLINE
PUBLIC UTILITY EASEMENT
P.A.S.D. BOUNDARY
DRAINAGE EASEMENT (D.E.)
SEWER LINE & MANHOLE
8" WATER LINE
LIFT/TRANS. STATION
BACK OF CURB
SCENIC CORRIDOR LINE
INDEX CONTOR AND ELEVATION
INTERMEDIATE CONTOR
EXISTING WATER
EXISTING SEWER
SEWER LINE EASEMENT
WATER LINE EASEMENT
S.C.E. SCENIC CORRIDOR EASEMENT
VEHICULAR HIGHWAY ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
NATURAL AREA OPEN SPACE
R.A.O.S. RECREATION AREA OPEN SPACE
TRANSMISSION TOWER 30'-35' BASE
100' YEAR PEAK FLOOD
DESIGNATION FLOOD HAZARD



ISLAND - STREET SECTION (PRIVATE)
N.T.S.

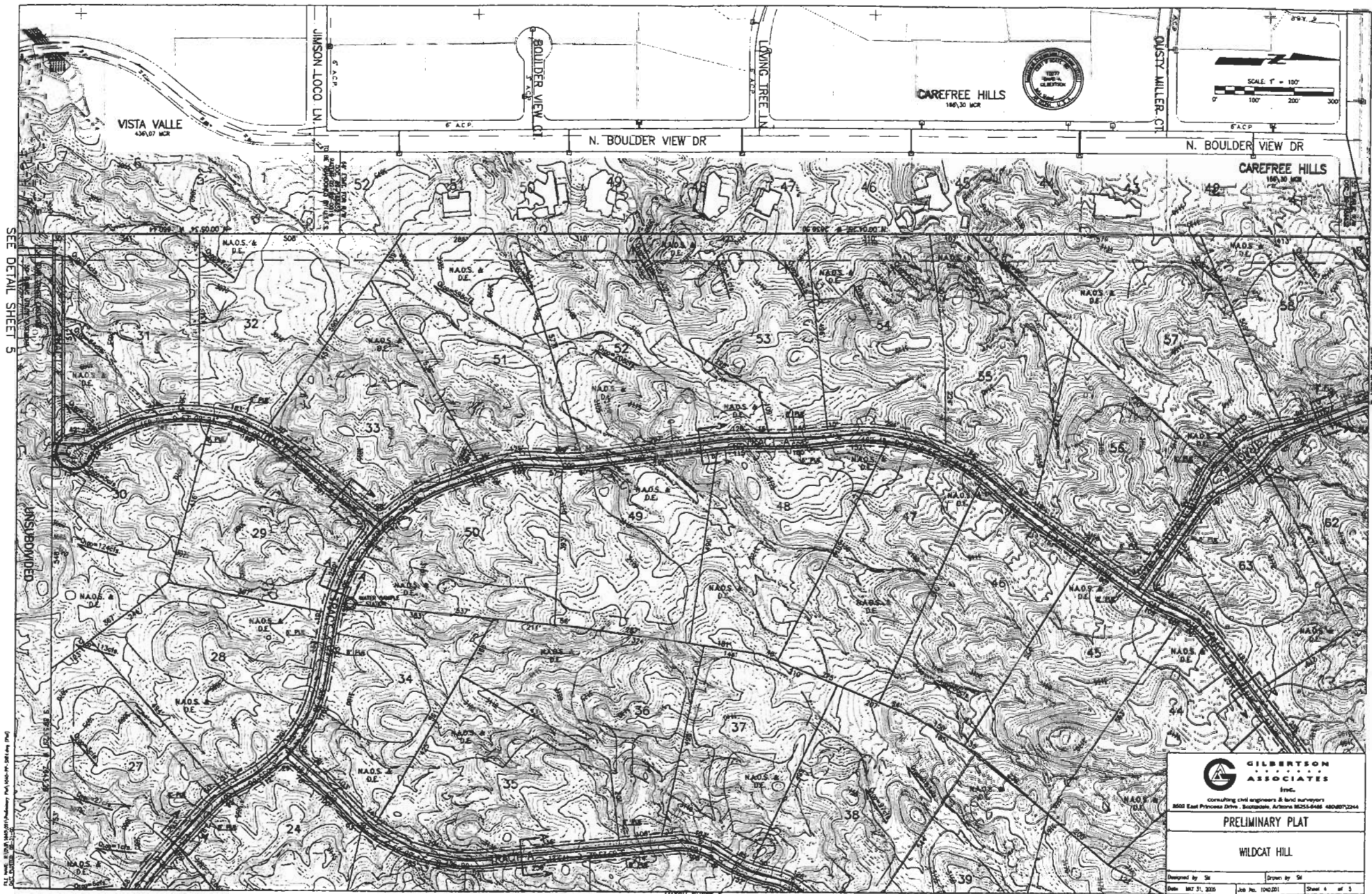
8-PP-2005
6/1/2005





MATCH SHEET 3

8-PP-2005
6/1/2005



SEE DETAIL SHEET 5

UNSUBMITTED

ALL RIGHTS RESERVED. NO PART OF THIS PLOT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MATCH SHEET 5

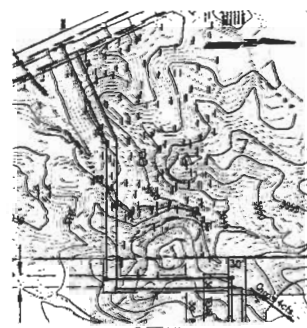
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8-PP-2005
6/1/2005

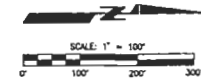



CURVE	ARC	DELTA	RADIUS
C1	210.66	18°13'16"	627.96
C2	71.18	37°56'23"	107.50
C3	56.24	33°03'04"	87.50
C4	96.57	83°14'11"	87.50
C5	86.03	53°17'24"	87.50
C6	114.24	80°05'37"	81.72
C7	80.34	25°13'21"	182.50
C8	121.01	23°09'40"	300.00
C9	115.76	29°28'42"	225.00
C10	113.98	52°14'15"	125.00
C11	147.36	33°46'24"	250.00
C12	246.40	18°03'10"	750.00
C13	227.09	65°03'24"	200.00
C14	101.26	28°18'04"	205.00
C15	231.98	66°20'30"	200.00
C16	101.27	12°53'37"	450.00
C17	140.53	40°15'33"	200.00
C18	221.60	28°12'33"	450.00
C19	113.48	35°08'48"	185.00
C20	143.58	23°30'17"	350.00
C21	118.33	40°13'01"	170.00
C22	101.84	05°17'38"	1100.00
C23	102.00	58°26'30"	100.00
C24	271.66	41°30'21"	375.00
C25	102.03	41°45'24"	140.00
C26	133.84	15°59'18"	480.00
C27	106.30	60°54'20"	100.00
C28	104.48	14°57'54"	400.00
C29	118.56	22°38'35"	300.00
C30	111.68	31°59'38"	200.00
C31	104.84	13°37'34"	440.00
C32	110.10	08°24'41"	750.00
C33	176.55	10°08'57"	1000.00
C34	124.29	09°29'43"	750.00
C35	142.67	13°37'28"	600.00
C36	117.07	24°23'31"	275.00
C37	102.66	22°37'26"	260.00

LINE	BEARING	DISTANCE
L1	S 89°52'24" W	165.21
L2	N 02°04'17" W	83.16
L3	S 67°36'39" W	242.79
L4	S 04°47'44" E	37.12
L5	S 37°32'34" W	36.04
L6	S 43°15'49" W	81.79
L7	S 81°12'12" W	26.73
L8	N 65°44'45" W	64.34
L9	S 51°01'04" W	44.96
L10	N 75°41'32" W	116.18
L11	S 38°53'40" W	220.75
L12	S 88°27'24" E	133.63
L13	S 50°26'00" E	217.64
L14	N 98°52'27" E	95.27
L15	S 75°11'02" E	188.04
L16	S 13°22'28" E	213.88
L17	S 37°34'45" W	142.80
L18	S 41°18'36" W	115.76
L19	N 70°52'27" E	49.67
L20	S 59°21'55" E	125.73
L21	S 18°38'35" E	113.56
L22	S 80°31'08" E	153.21
L23	S 48°24'18" E	202.84
L24	N 73°23'58" E	189.23
L25	S 70°11'50" E	106.15
L26	N 38°22'05" E	132.38
L27	S 50°37'55" E	24.00
L28	S 53°32'21" E	187.58
L29	N 89°38'54" E	216.89
L30	S 28°14'10" E	109.54



DETAIL



**GILBERTSON ASSOCIATES**
INC.
consulting civil engineers & land surveyors
8601 East Princess Drive - Scottsdale, Arizona 85258-6466 480/3673224

PRELIMINARY PLAT

WILDCAT HILL

Designed by SM
Date MAY 31, 2005

Drawn by SM
Job No. 104001
Sheet 5 of 5

FILE NAME: C:\Users\jgibson\Documents\Tonto\Tonto-PP-2005.dwg
PLOT DATE: 05/31/2005

8-PP-2005
6/1/2005